**Grantee: St Paul, MN** 

**Grant:** B-09-LN-MN-0038

July 1, 2012 thru September 30, 2012 Performance Report



 Grant Number:
 Obligation Date:
 Award Date:

 B-09-LN-MN-0038
 02/11/2010
 02/11/2010

Grantee Name: Contract End Date: Review by HUD:

St Paul, MN 02/11/2013 Reviewed and Approved

Grant Amount: Grant Status: QPR Contact:

\$18,031,623.00 Active Joe Musolf

**Estimated PI/RL Funds:** 

\$0.00

**Total Budget:** \$18,031,623.00

**Disasters:** 

**Declaration Number** 

No Disasters Found

### **Narratives**

#### **Executive Summary:**

The City of Saint Paul received \$18,031,623 of grant funds from the United States Department of Housing and Urban Development through the Neighborhood Stabilization Program 2 (NSP2) under the American Recovery and Reinvestment Act of 2009.

The NSP2 Target Geography has been selected in a manner that will allow NSP2 activities to holistically build upon and leverage the successes of recent and current neighborhood stabilization efforts undertaken by the City: the Invest Saint Paul Initiative and NSP1. Within the NSP2 Target Geography, use of these funds will help stabilize these neighborhoods and position them for a stabilized role in a revitalized community.

The NSP2 program has a tightly defined short list of eligible activities. Saint Paul&rsquos NSP2 plan is structured around this list and may be summarized as follows:

The City will undertake the following activities in the following approximate quantities over three years:

- · Financial incentives for buyers: for 86 buyers
- · Acquisition and rehabilitation: 85 homes
- (B, D) Acquisition and demolition of blighted structures: 28 structures
- Land-bank vacant lots for future re-use: 28 parcels
- In addition, the City will use NSP2 program income for (E) Redevelopment activities in future years.

#### **Target Geography:**

The Saint Paul Target Geography is comprised of 18 census tracts with an average &ldquoforeclosures with vacancy risk index score&rdquo of 19.44. A map of these census tracts and a listing of their scores can be seen at www.stpaul.gov/nsp.

The NSP2 Target Geography closely mirrors a subset of the City&rsquos NSP1 area referred to as the &ldquoMarket Collapse Area.&rdquo These neighborhoods have the largest concentration of vacant homes and foreclosures in the City. Though occupying only 13 percent of the citywide land area, NSP2 Target Geography contains over 55 percent of the vacant homes and 40 percent of the foreclosed homes in the city. There are many blocks in this area containing more vacant houses than occupied houses. These were the first neighborhoods in Saint Paul hit by the housing collapse starting in 2006. Investor foreclosures started initially, followed quickly by many single-family homeowner foreclosures. Many properties in these neighborhoods have been haphazardly converted from original single-family and duplex structures to multi-family buildings that are operated as sub-par rental units. There are many blighted properties unfit for habitation that should be demolished. The values in these neighborhoods continue to deteriorate as low-value investors continue to buy cheaply and fix cheaply.

Minnesota Housing Finance Agency data suggests a greater availability of credit with unfavorable terms in the NSP2 Target Geography perhaps leading to a higher number of foreclosures and vacancies. MHFA data also indicates that the NSP2 Target Geography census tracts have lower mortgage loan approval rates than tracts in other parts of Saint Paul.

#### **Program Approach:**

(A) Financial Incentives. 86 buyers @ \$15,000 average = \$1,290,000

The City will establish financial incentive programs for purchasers of foreclosed upon homes and residential properties. These programs may be available for buyers of either rehabilitated NSP2-funded properties or other eligible foreclosed or abandoned properties.



(B) Acquisition and Rehabilitation. 85 homes @ \$57,000 average acquisition + \$100,000 average rehabilitation = \$13,345,000 The City will acquire and rehabilitate approximately 85 abandoned or foreclosed upon homes during the first three years of NSP2. The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via other direct negotiations with property owners. Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. The City will minimize the risk and capital requirements of our development partners to expedite this activity.

(B, D) Acquisition, Demolition and Land Bank. 28 homes @ \$27,500 average acquisition + \$15,000 average demolition + holding costs = \$1,593,461

The City will acquire approximately 28 blighted structures and will remove these destabilizing influences via demolition. Acquisition will be either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via direct negotiations with property owners. The 28 vacant parcels will then be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

(E) Redevelopment to be funded with program income in future years

NSP2 program income will be generated by future sales of rehabilitated homes and cleared lots available for redevelopment. These proceeds will fund redevelopment of vacant lots.

Administration = \$1,803,162

Ten percent of the NSP2 grant is available to cover administrative costs associated with carrying out the activities of the program.

#### **Consortium Members:**

None.

#### **How to Get Additional Information:**

Please see www.stpaul.gov/nsp or call Joe Musolf, Senior Project Manager, Department of Planning and Urban Development, City of Saint Paul at 651-266-6594.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$18,031,623.00
Total Budget	\$0.00	\$18,031,623.00
Total Obligated	\$663,746.32	\$11,401,784.57
Total Funds Drawdown	\$887,598.95	\$10,433,135.97
Program Funds Drawdown	\$887,598.95	\$10,433,135.97
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,636,029.08	\$13,069,165.05
Match Contributed	\$0.00	\$0.00



### **Progress Toward Required Numeric Targets**

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,803,162.30	\$836,422.35
Limit on State Admin	\$0.00	\$836,422.35

### **Progress Toward Activity Type Targets**

Activity Type	Target	Actual
Administration	\$1,803,162.30	\$1,803,162.00

### **Progress Toward National Objective Targets**

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,507,905.75	\$5,007,906.00

### **Overall Progress Narrative:**

During the 3rd Quarter of 2012 the following activities occurred:

- ongoing property maintenance of properties both designated for rehabilitation and properties held in landbank status
- pursuit of acquisition of 2 properties for rehabilitation for 50% AMI households under Activity #003-B-1 Acquisition LH through the Ramsey County tax forfeiture process.
- pursuit of acquisition of 2 properties for rehabilitation for 120% AMI households under Activity #003-B-2 Acquisition LMMI through the Ramsey County tax forfeiture process.
- completion of 1 single-family home (rehabilitation complete and occupancy) benefitting a household under 50% AMI under Activity "B".
- rehabilitation progress on 20 units in 13 buildings designated for 50% AMI households.
- completion of 7 single-family homes (rehab complete and occupancy) benefitting households under 120% AMI.
- rehabilitation progress on 57 single-family homes designated for 120% AMI households.
- pursuit of acquisition of 10 properties for landbanking under Activity #003-C-1 Acquisition Landbank through the Ramsey County tax forfeiture process.
- demolition progress on 3 buildings.
- redevelopment progress (Activity "E") on 9 units in 3 buildings designated for 50% AMI households.
- completion of 7 single-family homes (redevelopment complete and occupancy) benefitting households under 120% AMI under Activity "E".
- redevelopment progress (Activity "E") on 17 single-family homes designated for 120% AMI households. In addition, general administrative activity has included: recordkeeping, internal expense tracking, staff training, public communications and outreach activities.



# **Project Summary**

Project #, Project Title	This Report Period	To Da	te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Admin	\$225,761.58	\$1,803,162.00	\$836,422.35
002-A, Financing Mechanisms	\$0.00	\$1,290,000.00	\$0.00
003-B, Acquisition and Rehab	\$449,075.15	\$10,015,000.00	\$6,121,218.53
004-C, Land Bank	\$3,169.43	\$1,503,461.00	\$1,184,101.90
005-D, Demolition	\$1,074.00	\$420,000.00	\$271,138.78
006-E, Redevelopment	\$208,518.79	\$3,000,000.00	\$2,020,254.41



### **Activities**

**Grantee Activity Number:** 001-1

Activity Title: Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

001 Admin

Projected Start Date: Projected End Date:

02/11/2010 02/11/2013

Benefit Type: Completed Activity Actual End Date:

**Responsible Organization:** 

( )
National Objective:

N/A City of St Paul

Only of or a

Jul 1 thru Sep 30, 2012 To Date **Overall Total Projected Budget from All Sources** \$1,803,162.00 **Total Budget** \$0.00 \$1,803,162.00 \$0.00 **Total Obligated** \$1,803,162.00 **Total Funds Drawdown** \$225,761.58 \$836,422.35 **Program Funds Drawdown** \$225,761.58 \$836,422.35 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 \$957,336.11 **Total Funds Expended** \$120,913.76 City of St Paul \$120,913.76 \$957,336.11

Match Contributed \$0.00 \$0.00

### **Activity Description:**

Administrative costs associated with carrying out the activities of the program.

### **Location Description:**

### **Activity Progress Narrative:**

Activities in 3rd Quarter 2012: General Administration including record keeping, internal expense tracking, staff training, public communication and outreach activities.

### **Accomplishments Performance Measures**

No Accomplishments Performance Measures found.



No Beneficiaries Performance Measures found.

## **Activity Locations**

No Activity Locations found.

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount



Grantee Activity Number: 003-B-1

Activity Title: Acquisition LH

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

003-B Acquisition and Rehab

Projected Start Date: Projected End Date:

05/01/2010 09/30/2011

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,096,000.00
Total Budget	\$0.00	\$1,096,000.00
Total Obligated	\$7,743.29	\$651,867.26
Total Funds Drawdown	\$7,743.29	\$651,867.26
Program Funds Drawdown	\$7,743.29	\$651,867.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$68,930.38	\$720,797.64
City of St Paul	\$68,930.38	\$720,797.64
Match Contributed	\$0.00	\$0.00

#### **Activity Description:**

Direct (HouseHold)

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via other direct negotiations with property owners. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

### **Location Description:**

### **Activity Progress Narrative:**

During 3rd Quarter 2012, no new properties were acquired under this activity. But, one duplex (1 property, 2 mf units) is being added to the Accomplishment Performance Measures section this quarter to account for a property that was acquired in a previous quarter but not yet reported. This property was not previously reported because it was a donation which had no expenditure to trigger reporting, but we now caught up with some transaction expentitures we should have entered previously. Total properties acquired to-date is 8 duplexes plus 2 single-family = 10 properties. Total unit count acquired to-date is 16 + 2 = 18. These 10 addresses have not been entered in the Accomplishments Performance Measures section, just the property count and the unit count. The addresses will be entered as these units become occupied under Activity 003-B-3 Rehabilitation LH. (The activity 003-B-1 Acquisition LH and the Activity 003-B-3 Rehabilitation LH are "linked", in the sense that the same address is acquired under the first activity and then rehabilitated under the second activity. Thus, the address will meet a national objective only after the rehabilitation is complete under 003-B-3 and the unit is occupied.)

This activity is also used for short-term holding costs between the time that a property is acquired and rehabilitation activity begins.

In addition to the 10 properties (18 units) acquired to-date, there are an additional 2 properties presently in the acquisition queue via tax forfeiture process at Ramsey County. Those properties will not be counted in the accomplishments section of this activity until they actually close.



Please note that is appears as though 174 Charles Avenue has been specifically entered as an address in the Accomplishments section of this activity. If that is the case, that is not consistent with the above described process of only reporting the address in the "linked" Activity 003-B-3. This may require some "clean-up".

### **Accomplishments Performance Measures**

# of Properties	This Report Period Total 1	Cumulative Actual Total / Expected Total 10/20
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	18/20
# of Multifamily Units	2	16/16
# of Singlefamily Units	0	2/4

### **Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

### **Activity Locations**

No Activity Locations found.

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount



Grantee Activity Number: 003-B-2

Activity Title: Acquisition LMMI

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

003-B Acquisition and Rehab

Projected Start Date: Projected End Date:

05/01/2010 09/30/2011

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$23,874.98	\$2,620,456.56
Total Funds Drawdown	\$23,874.98	\$2,620,456.56
Program Funds Drawdown	\$23,874.98	\$2,620,456.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$78,727.84	\$2,697,275.45
City of St Paul	\$78,727.84	\$2,697,275.45
Match Contributed	\$0.00	\$0.00

#### **Activity Description:**

Direct (HouseHold)

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via other direct negotiations with property owners.

### **Location Description:**

### **Activity Progress Narrative:**

During 3rd Quarter 2012, no new properties were acquired under this activity. Total properties acquired to-date is 42 single-family (42 units). These 42 addresses have not been entered in the Accomplishments Performance Measures section, just the property count and the unit count. The addresses will be entered as these units become occupied under Activity 003-B-4 Rehabilitation LMMI. (The activity 003-B-2 Acquisition LMMI and the Activity 003-B-4 Rehabilitation LMMI are "linked", in the sense that the same address is acquired under the first activity and then rehabilitated under the second activity. Thus, the address will meet a national objective only after the rehabilitation is complete under 003-B-4 and the unit is occupied.) This activity is also used for short-term holding costs between the time that a property is acquired and rehabilitation activity begins.

In addition to the 42 properties (42 units) acquired to-date, there are an additional 2 properties presently in the acquisition queue via tax forfeiture process at Ramsey County. Those properties will not be counted in the accomplishments section of this activity until they actually close.

Please note that is appears as though 7 addresses have been specifically entered in the Accomplishments section of this activity. If that is the case, that is not consistent with the above described process of only reporting the address in the "linked" Activity 003-B-3. This may require some "clean-up".



## **Accomplishments Performance Measures**

	This Report Period	<b>Cumulative Actual Total / Expected</b>
	Total	Total
# of Properties	0	42/39
	This Report Period	<b>Cumulative Actual Total / Expected</b>
	Total	Total
# of Housing Units	0	42/39
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	42/39

### **Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## **Activity Locations**

No Activity Locations found.

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount



Grantee Activity Number: 003-B-3
Activity Title: Rehab LH

**Activitiy Category:** 

Rehabilitation/reconstruction of residential structures

**Project Number:** 

003-B

**Projected Start Date:** 

07/01/2010

Benefit Type: Direct ( HouseHold )

**National Objective:** 

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

**Project Title:** 

Acquisition and Rehab

**Projected End Date:** 

02/11/2013

**Completed Activity Actual End Date:** 

### **Responsible Organization:**

City of St Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,911,906.00
Total Budget	\$0.00	\$2,911,906.00
Total Obligated	\$168,625.69	\$1,066,795.74
Total Funds Drawdown	\$166,716.74	\$1,064,886.79
Program Funds Drawdown	\$166,716.74	\$1,064,886.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$792,850.17	\$1,859,645.91
City of St Paul	\$792,850.17	\$1,859,645.91
Match Contributed	\$0.00	\$0.00

#### **Activity Description:**

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

### **Location Description:**

### **Activity Progress Narrative:**

During 3rd Quarter 2012, one additional single-family home was completed and occupied by a LH household. This additional completed property is reported here as well as information regarding the benificiary household. Total completed units to-date (completed; meaning: national objective is met with unit now occupied) is 3 single-family homes (ownership) and 5 units in mf buildings (rental) = 8. In addition to these 8 completed accomplishments, one additional rental unit is fully rehabilitated, but not yet occupied (thus not yet reported). These 8 units are in 3 single-family properties and in 3 duplexes, but because one of the duplexes still has an unrented unit, only 2 of the duplexes are reported as completed properties.

One additional single-family unit (174 Charles) has been reported as complete in a previous quarter. This is not correct because this unit is not yet occupied. Since it is soon to be occupied we are not correcting the mistake, rather we are noting the problem here and will note when it becomes occupied (likely next quarter).

In addition to the completed units and the unoccupied unit, construction progress is underway on an additional 20 units in 13 properties.



## **Accomplishments Performance Measures**

This Report Period	Cumulative Actual Total / Expected
Total	Total
1	5/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	8/20
# of Multifamily Units	0	5/16
# of Singlefamily Units	1	3/4

### **Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected					
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%		
# of Households	1	0	1	8/20	0/0	8/20	100.00		
# Owner Households	1	0	1	3/4	0/0	3/4	100.00		
# Renter Households	0	0	0	5/16	0/0	5/16	100.00		

## **Activity Locations**

# of Properties

Address	City	County	State	Zip	Status / Accept
670 Aurora Ave	Saint Paul		Minnesota	55104-4809	Match / Y

## **Other Funding Sources Budgeted - Detail**

## **No Other Match Funding Sources Found**

Other Funding Sources Amount



Grantee Activity Number: 003-B-4

Activity Title: Rehab LMMI

Activitiy Category:

Rehabilitation/reconstruction of residential structures

**Project Number:** 

003-B

**Projected Start Date:** 

07/01/2010

Benefit Type: Direct ( HouseHold )

**National Objective:** 

NSP Only - LMMI

**Activity Status:** 

Under Way

**Project Title:** 

Acquisition and Rehab

**Projected End Date:** 

02/11/2013

**Completed Activity Actual End Date:** 

**Responsible Organization:** 

City of St Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,007,094.00
Total Budget	\$0.00	\$3,007,094.00
Total Obligated	\$250,740.14	\$1,784,007.92
Total Funds Drawdown	\$250,740.14	\$1,784,007.92
Program Funds Drawdown	\$250,740.14	\$1,784,007.92
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$945,771.45	\$2,729,779.37
City of St Paul	\$945,771.45	\$2,729,779.37
Match Contributed	\$0.00	\$0.00

### **Activity Description:**

Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community.

### **Location Description:**

### **Activity Progress Narrative:**

During 3rd Quarter 2012, 7 single-family homes (7 units) were completed, sold and are now occupied by end-beneficiary households, all at the LMMI level. Those 7 completed addresses are reported here, as well as information about each household. In addition to these 7 completed homes, rehabilitation progress is underway on an additional 57 single-family homes, under this activity.

It appears as though 11 additional addresses may have been entered in previous quarters. If so, that is not accurate and may need some "clean-up", because these are not yet occupied.

### **Accomplishments Performance Measures**

This Report Period Cumulative Actual Total / Expected

Total Total

# of Properties 7 7/39



	This Report Period	<b>Cumulative Actual Total / Expected</b>
	Total	Total
# of Housing Units	7	7/39
# of Multifamily Units	0	0/0
# of Singlefamily Units	7	7/39

	This	This Report Period		Cumulative Actual Total / Expected					
	Low	Mod	Total	Low	Mod	Total Lo	ow/Mod%		
# of Households	0	7	7	0/0	7/39	7/39	100.00		
# Owner Households	0	7	7	0/0	7/39	7/39	100.00		

## **Activity Locations**

Address	City	County	State	Zip	Status / Accept
1053 Charles Ave	Saint Paul		Minnesota	55104-2618	Match / Y
543 Blair Ave	Saint Paul		Minnesota	55103-1636	Match / Y
501 Magnolia Ave E	Saint Paul		Minnesota	55130-3816	Match / Y
864 Fuller Ave	Saint Paul		Minnesota	55104-4741	Match / Y
648 Thomas Ave	Saint Paul		Minnesota	55104-2743	Match / Y
826 Blair Ave	Saint Paul		Minnesota	55104-1654	Match / Y
827 Iglehart Ave	Saint Paul		Minnesota	55104-5543	Match / Y

## **Other Funding Sources Budgeted - Detail**

## **No Other Match Funding Sources Found**

Other Funding Sources Amount



Grantee Activity Number: 004-C-1

Activity Title: Land Banking Acquisition

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only)

Under Way

Project Number: Project Title:

004-C Land Bank

Projected Start Date: Projected End Date:

05/01/2010 03/31/2011

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,100,000.00
Total Budget	\$0.00	\$1,100,000.00
Total Obligated	\$0.00	\$990,802.88
Total Funds Drawdown	\$0.00	\$990,802.88
Program Funds Drawdown	\$0.00	\$990,802.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$45,352.70	\$1,036,155.58
City of St Paul	\$45,352.70	\$1,036,155.58
Match Contributed	\$0.00	\$0.00

### **Activity Description:**

Area ()

The City will acquire blighted structures either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via direct negotiations with property owners.

### **Location Description:**

### **Activity Progress Narrative:**

During 3rd Quarter 2012, no new properties were acquired under this activity. 10 properties were paid for via Ramsey County tax forfeiture process, but those have not closed yet, and will only be added to the Accomplishments Progress totals once they do close. 4 addresses of the 25 properties acquired to-date have been reported in this activity in previous quarters. Either these 4 should not have been entered or the additional 21 should be. Saint Paul staff will request guidance from HUD on this question and will correct as necessary.

### **Accomplishments Performance Measures**

This Report Period Cumulative Actual Total / Expected

Total Total

# of Properties 0 25/28



No Beneficiaries Performance Measures found.

## **Activity Locations**

Address City County State Zip Status / Accept
- Not Validated / N

## **Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

**Total Other Funding Sources** 





**Grantee Activity Number:** 004-C-2

**Land Banking Holding Activity Title:** 

**Activitiy Category: Activity Status:** 

Land Banking - Disposition (NSP Only)

**Project Number: Project Title:** 

004-C Land Bank

**Projected End Date: Projected Start Date:** 

05/01/2010 02/11/2013

**Completed Activity Actual End Date: Benefit Type:** 

**National Objective: Responsible Organization:** 

NSP Only - LMMI City of St Paul

**Overall** Jul 1 thru Sep 30, 2012 To Date **Total Projected Budget from All Sources** \$403,461.00 N/A **Total Budget** \$0.00 \$403,461.00 **Total Obligated** \$3,169.43 \$193,299.02 **Total Funds Drawdown** \$3,169.43 \$193,299.02 **Program Funds Drawdown** \$3,169.43 \$193,299.02 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$36,709.17 \$230,008.19 \$230,008.19 City of St Paul \$36,709.17

**Under Way** 

**Match Contributed** \$0.00 \$0.00

### **Activity Description:**

Area ()

Vacant parcels will be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

### **Location Description:**

### **Activity Progress Narrative:**

Funds from this activity are being used for holding costs associated with properties in "landbank" status. During 3rd quarter 2012, 26 properties were in landbank status. This is the 25 which were acquired under Activity 003-C-1 Landbank Acquisition and one additional donated property that did not have any acquisition cost. The addresses of these properties are not being reported, they are just being counted in the cumulative totals.

### **Accomplishments Performance Measures**

**This Report Period Cumulative Actual Total / Expected Total Total** # of Properties 0 26/28



No Beneficiaries Performance Measures found.

## **Activity Locations**

No Activity Locations found.

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount



Grantee Activity Number: 005-D-1
Activity Title: Demolition

**Activitiy Category:** 

Clearance and Demolition

**Project Number:** 

005-D

**Projected Start Date:** 

07/01/2010

**Benefit Type:** 

Area ()

**National Objective:** 

NSP Only - LMMI

Overall

**Total Projected Budget from All Sources** 

Total Budget
Total Obligated

**Total Funds Drawdown** 

Program Funds Drawdown
Program Income Drawdown

Program Income Received

**Total Funds Expended**City of St Paul

Match Contributed

**Activity Status:** 

Under Way

**Project Title:** 

Demolition

**Projected End Date:** 

06/30/2011

**Completed Activity Actual End Date:** 

**Responsible Organization:** 

City of St Paul

Jul 1 thru Sep 30, 2012	To Date
N/A	\$420,000.00
\$0.00	\$420,000.00
\$1,074.00	\$271,138.78
\$1,074.00	\$271,138.78
\$1,074.00	\$271,138.78
\$0.00	\$0.00
\$0.00	\$0.00
\$2,112.50	\$273,251.28
\$2,112.50	\$273,251.28
\$0.00	\$0.00

### **Activity Description:**

The City will remove blighted structures via demolition.

### **Location Description:**

### **Activity Progress Narrative:**

Through the end of 3rd Quarter 2012, a total of 19 properties have been demolished under this activity. This is the same total as end of 2nd Quarter 2012. No additional demolitions were completed during 3rd Quarter 2012. In addition to the 19 completed demolitions, 3 additional demolitions are underway. Razed, empty parcels, which are created by demolition under this activity, are then held in "landbank" status and the maintenance and holding costs associated with those lots is funded under the Activity 004-C-2 "Landbank Hold".

### **Accomplishments Performance Measures**

This Report Period Cumulative Actual Total / Expected

Total Total

# of Properties 0 19/28



No Beneficiaries Performance Measures found.

## **Activity Locations**

No Activity Locations found.

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount



**Grantee Activity Number:** 006-E-1

Activity Title: Redevelopment LH

Activity Category: Activity Status:

Rehabilitation/reconstruction of residential structures Under Way

Project Number: Project Title: 006-E Redevelopment

Projected Start Date: Projected End Date:

09/01/2011 02/12/2013

Benefit Type: Completed Activity Actual End Date:
Direct ( HouseHold )

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of Saint Paul

**Overall** Jul 1 thru Sep 30, 2012 To Date **Total Projected Budget from All Sources** \$1,000,000.00 N/A **Total Budget** \$0.00 \$1,000,000.00 **Total Obligated** \$384.09 \$542,989.61 **Total Funds Drawdown** \$384.09 \$542,989.61 **Program Funds Drawdown** \$384.09 \$542,989.61 **Program Income Drawdown** \$0.00 \$0.00 **Program Income Received** \$0.00 \$0.00 **Total Funds Expended** \$57,266.41 \$600,256.02 \$600,256.02 City of Saint Paul \$57,266.41

Match Contributed \$0.00 \$0.00

#### **Activity Description:**

Reconstruction/rehabilitation of housing units for reoccupancy as rental to benefit households at or below 50% AMI.

### **Location Description:**

### **Activity Progress Narrative:**

Total units completed under this activity is 2. This is the same total as end of last quarter. No new accomplishments are being reported here. In addition to these two completed units (occupied), one additional unit is rehabilitated and ready for occupancy but not et occupied. During the 3rd Quarter 2012, rehabilitation progress was underway on an additional 9 units in 3 properties.

### **Accomplishments Performance Measures**

This Report Period Cumulative Actual Total / Expected

Total Total

# of Properties 0 1/8

This Report Period Cumulative Actual Total / Expected

**# of Housing Units** 0 2/8

Total



**Total** 

# of Multifamily Units	0	1/4
# of Singlefamily Units	0	1/4

	Thi	s Report Period		Cumulative	Actual Total / E	xpected	
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%
# of Households	0	0	0	2/8	0/0	2/8	100.00
# Owner Households	0	0	0	1/4	0/0	1/4	100.00
# Renter Households	0	0	0	1/4	0/0	1/4	100.00

## **Activity Locations**

No Activity Locations found.

## **Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources Amount



**Grantee Activity Number:** 006-E-2

**Activity Title: Redevelopment LMMI** 

**Activitiy Category: Activity Status:** 

Rehabilitation/reconstruction of residential structures

**Project Number:** 

006-E

**Projected Start Date:** 

10/01/2011

**Benefit Type:** Direct (HouseHold)

**National Objective:** 

NSP Only - LMMI

**Under Way** 

**Project Title:** 

Redevelopment

**Projected End Date:** 

02/12/2013

**Completed Activity Actual End Date:** 

**Responsible Organization:** 

City of Saint Paul

Overall	Jul 1 thru Sep 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$208,134.70	\$1,477,264.80
Total Funds Drawdown	\$208,134.70	\$1,477,264.80
Program Funds Drawdown	\$208,134.70	\$1,477,264.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$487,394.70	\$1,964,659.50
City of Saint Paul	\$487,394.70	\$1,964,659.50
Match Contributed	\$0.00	\$0.00

#### **Activity Description:**

Reconstruction/rehabilitation of housing units for reoccupancy as owner-occupied to benefit households at or below 120% AMI.

### **Location Description:**

### **Activity Progress Narrative:**

Funds in this activity are being expended on redevelopment of properties fro occupancy by households at or below 120% AMI. Some of these properties were acquired with funds from other sources outside this grant. During 3rd Quarter 2012, 3 properties were completed and occupied by the end-beneficiary households. In addition to the 3 completed units, rehabilitation progress is underway on an additional 17 homes.

### **Accomplishments Performance Measures**

**This Report Period Cumulative Actual Total / Expected Total Total** # of Properties 3 3/18

> **This Report Period Cumulative Actual Total / Expected Total Total**



# of Housing Units	3	3/18
# of Singlefamily Units	3	3/18

	This	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	3	3	0/0	3/18	3/18	100.00
# Owner Households	0	3	3	0/0	3/18	3/18	100.00

## **Activity Locations**

Address	City	County	State	Zip	Status / Accept
336 Maple St	Saint Paul		Minnesota	55106-5133	Match / Y
314 Bates Ave	Saint Paul		Minnesota	55106-5153	Match / Y
868 Fremont Ave	Saint Paul		Minnesota	55106-5148	Match / Y

## Other Funding Sources Budgeted - Detail

## **No Other Match Funding Sources Found**

Other Funding Sources Amount

No Other Funding Sources Found

**Total Other Funding Sources** 

